Amendments to the Claims: This listing of claims will replace all prior versions, and listings, of claims in the application

Listing of Claims:

1.   (Currently Amended) A method for appraising a real estate property, the method comprising the steps of:

a) inputting influence factors and a range of influence factor values for each of different types of appraisal approaches;

b) ~~applying a~~ performing nonlinear ~~optimization to~~ programming with a predetermined objective function that uses each of the different types of appraisal approaches according to the influence factors and the range of influence factor values; and

c) determining an optimal range of appraisal values for the real estate property from the ~~applied~~ performed nonlinear ~~optimization~~ programming according to each of the different types of appraisal approaches,

wherein each of the different types of appraisal approaches are a sales comparison approach, an income capitalization approach and a cost approach.

2.   (Previously Presented) A method according to claim 1, step (a) further including the step of automatically optimizing the range of influence factor values of each of the different types of appraisal approaches.

3.   (Previously Presented) A method according to claim 1, step (b) further including the step of automatically eliminating all discrepancies or outliers of the influence factors.

4.   (Previously Presented) A method according to claim 1, step (c) further including the step of automatically obtaining a respective optimal range of appraisal values for each of the different types of appraisal approaches.

5.   (Previously Presented) A method according to claim 1, step (c) further including the step of automatically performing a feasibility study to determine whether the optimal range of appraisal values meets predetermined economic return requirements for the real estate property.

6.   (Previously Presented) A method according to claim 1, step (c) further including the step of automatically performing a sensitivity analysis using the influence factors for each of the different types of appraisal approaches together to determine a sensitivity of the optimal range of appraisal values to changes in each of the influence factors.

7.   (Previously Presented) A method according to claim 1, wherein the method automatically reconciles the optimal range of appraisal values for each of the different types of appraisal approaches.

8.   (Previously Presented) A method according to claim 1, the method further including the step of repeating step (b) to search for combinations of the influence factors that automatically produce a same optimal value as for the influence factors individually.

9.   (Previously Presented) A method according to claim 1, step (c) further including the step of automatically performing a highest and best use analysis to determine a financial feasibility criteria for each separate use.

10.   (Previously Presented) A method according to claim 1, wherein the predetermined objective function uses project periods that are considered in one of the different types of appraisal approaches.

11.   (Previously Presented) A method according to claim 1, step (c) further including the step of optimally calculating different capitalization rates that are considered in one of the different types of appraisal approaches.

12.   (Currently Amended) A system for appraising a real estate property, the system comprising:

an input for providing influence factors and a range of influence factor values for each of different types of appraisal approaches;

a calculator for 1) ~~applying a~~ performing nonlinear ~~optimization to~~ programming with a predetermined objective function that uses each of the different types of appraisal approaches according to the influence factors and the range of influence factor values and 2) determining an optimal range of appraisal values for the real estate property from the ~~applied~~ performed

nonlinear ~~optimization~~ programming according to each of the different types of appraisal approaches; and

an output for presenting the optimal range of appraisal values for the real estate property,

wherein each of the different types of appraisal approaches are a sales comparison approach, an income capitalization approach and a cost approach.